

RESOLUTION NO. 098-2020

FANITA RANCH NEIGHBORHOOD PARK 8

**RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SANTEE, CALIFORNIA
APPROVING THE APPLICATION OF HOMEFED FANITA RANCHO LLC FOR A
CONDITIONAL USE PERMIT (P2020-2) FOR A NEW 4.2-ACRE PUBLIC
NEIGHBORHOOD PARK LOCATED IN THE FANITA COMMONS VILLAGE SHOWN
ON LOT NP-8 OF FANITA RANCH VESTING TENTATIVE MAP TM2017-3**

APN'S: 374-030-02; 374-050-02; 374-060-01; 376-010-06; 376-020-03; 376-030-01; 378-020-46, 50, 54; 378-030-08; 378-210-01; 378-210-03, 04; 378-210-10, 11; 378-220-01; 378-381-49; 378-382-58; 378-391-59; 378-392-61, 62; 380-031-18; 380-040-43, 44

(RELATED TO PROJECT NUMBERS: GPA2017-2, SP2017-1, R2017-1, TM2017-3, P2017-5, DR2017-4; AEIS2017-11)

APPLICANT: HOMEFED FANITA RANCHO LLC

WHEREAS, in 2017 and 2020, HomeFed and HomeFed Fanita Rancho LLC filed applications for the subdivision and development of approximately 2,638 acres of property located in the northern portion of the City of Santee ("City") as part of a proposed Fanita Ranch Specific Plan; and

WHEREAS, the subdivision and Specific Plan would create 1,467 lots, including a public neighborhood park within the Fanita Commons Village of the Fanita Ranch Specific Plan area; and

WHEREAS, the Santee General Plan has been amended by City Council Resolution 094-2020 to include the Fanita Ranch Specific Plan, and certain General Plan text, graphics and tables would be amended such that both plans would be consistent; and

WHEREAS, a duly noticed public workshop to review the proposed parks, trails and open space concepts of the Fanita Ranch Specific Plan was held on October 23, 2019, in the City Council Chambers; and

WHEREAS, pursuant to the Development Agreement between HomeFed Fanita Rancho LLC and the City ("Development Agreement") and other development approvals for the proposed project, the Applicant shall construct and dedicate to the City of Santee for public use certain park facilities and related amenities including the Fanita Ranch Neighborhood Park NP-8; and

WHEREAS, the Fanita Ranch Specific Plan requires that public parks be subject to the approval of conditional use permits (CUPs) in accordance with the procedures set

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forth in Santee Municipal Code section 13.06.020; and

WHEREAS, the requirement of the Fanita Ranch Specific Plan that public parks be subject to the approval of CUPs is consistent with Santee Municipal Code Table 13.16.030-A which requires approval of CUPs for parks, picnic areas and playgrounds in the City's P / OS Zone, and

WHEREAS, Conditional Use Permit P2020-2 would allow the development of a 4.2-acre public Neighborhood Park, located adjacent to a proposed 15-acre school site shown on **Exhibit A**, which may include play fields, open play areas, and other amenities; and

WHEREAS, the draft Fanita Ranch Specific Plan, Exhibit 7.2: Community Park Concept Plan, illustrates one potential layout for the Community Park and Neighborhood Park NP-8, including two youth soccer fields; and

WHEREAS, a Draft Environmental Impact Report (EIR) was prepared and circulated for public review from May 29, 2020 to July 13, 2020 in accordance with the provisions of the California Environmental Quality Act; and

WHEREAS, on September 11, 2020, the Director of Development Services published a notice of public hearing on Conditional Use Permit P2020-2 and related case files GPA2017-2, R2017-1, TM2017-3, SP-2017-1, P2017-5, DR2017-4 and AEIS2017-11, to be held on September 23, 2020, in accordance with Section 13.04.100 of the Santee Municipal Code; and

WHEREAS, on September 23, 2020, the City Council held a duly advertised and noticed public hearing on Conditional Use Permit P2020-2 and other applications related to the Fanita Ranch Specific Plan; and

WHEREAS, the City Council considered the staff report, all recommendations by staff, the Final Revised Environmental Impact Report (EIR), the entire record and all public testimony.

NOW, THEREFORE, BE IT RESOLVED by the City of Santee City Council, after considering the evidence presented at the public hearing, as follows:

SECTION 1: The City Council has certified the Final Revised Environmental Impact Report (EIR) pursuant to the California Environmental Quality Act and adopted Findings of Fact, a Statement of Overriding Considerations and a Mitigation Monitoring and Reporting Program for the Fanita Ranch project. The City Council hereby incorporates by reference, as if fully set forth herein, the Resolution certifying the Final Revised EIR and adopting the Findings of Fact, and Statement of Overriding Considerations and Mitigation Monitoring and Reporting Program for the Fanita Ranch

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project.

SECTION 2: The findings in accordance with Sections 13.06.030.E of the Santee Municipal Code for a Conditional Use Permit are made as follows:

- A. That the proposed use is in accord with the General Plan, the objectives of the Zoning Ordinance, and the purposes of the district in which the site is located because:
 - 1. The neighborhood park envisioned by the Fanita Ranch Specific Plan meets the intent of the General Plan Recreation Element goal of providing a system of public parks and recreational facilities which serve the citizens of Santee. Further, upon approval of the proposed General Plan Amendment to implement the Fanita Ranch Specific Plan, the project will be consistent with all objectives and policies of the General Plan.
 - 2. The neighborhood park meets the objectives of the Zoning Ordinance because:
 - i) It is included in the proposed Fanita Ranch Specific Plan which includes site-specific land uses and neighborhood park illustrative development designs;
 - ii) Neighborhood Park NP-8 would be designated in accordance with the Fanita Ranch Specific Plan land use map;
 - iii) The Fanita Ranch Specific Plan and conceptual design of the proposed Community Park are consistent with the broad purposes of the City's zoning ordinance (Title 13 of the Santee Municipal Code), which are to a) implement the goals and objectives of the General Plan and to guide and manage the future growth of the City in accordance with such plan; b) to protect the physical, social, and economic stability for residential, commercial, industrial and other land uses within the City to assure its orderly and beneficial development; c) to reduce hazards to the public resulting from the inappropriate location, use, or design of buildings and other improvements; and d) to attain the physical, social and economic advantages resulting from comprehensive and orderly land use and resource planning. (Santee Muni. Code § 13.04.010(C).)
 - 3. The Specific Plan land use designation permits the Fanita Ranch Specific Plan and the proposed land uses and zoning therein, including recreational uses and neighborhood parks. The neighborhood park will be consistent with the General Plan as amended and the purposes of the Fanita Ranch Specific Plan because both plans propose park sites and park amenities to serve the citizens of Santee.

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- B. That the proposed use, together with the conditions applicable thereto, will not be detrimental to the public health, safety or welfare, or materially injurious to properties or improvements in the vicinity because:
1. The neighborhood park site is separated from existing developments in the vicinity. The site is proposed within the interior of the specific plan area, generally in the northwest portion of the property, with natural habitat areas and open space located to the north, south and west beyond the park boundary.
 2. Once developed, the neighborhood park will be separated from residential uses by a street and open space to the south, a school site to the east, and the extension of Fanita Parkway to the west.
 3. The neighborhood park site improvements are envisioned to enhance future surrounding uses including the proposed Community Park to the northeast and school and Village Center to the east. Outdoor site lighting will be shielded to avoid glare or illumination impacts to surrounding properties, and pedestrian-scaled lighting will be a design element to visually unify the community in accordance with Specific Plan Chapter 5, the Landscape Architecture, Community Design and Outdoor Lighting Design Plan.
 4. In accordance with the Final Revised EIR, Section 4.12 (Noise), potential noise from the use of Neighborhood Park NP-8 would not be audible off-site due to distance.
- C. That the proposed use complies with each of the applicable provisions of the zoning ordinance because:
1. The subject property will be located in the "Specific Plan (SP)" zone district of the City's zoning map upon adoption of site rezoning (Case file R2017-1). This zone district implements the proposed Fanita Ranch Specific Plan which includes the 4.2-acre Neighborhood Park NP-8 site.
 2. The Fanita Ranch Specific Plan establishes use regulations and illustrative design concepts for the various land uses, including recreational uses and park sites. Where specific zoning criteria is not established, the Fanita Ranch Specific Plan defers to the City's Municipal Code standards.
 3. For uses allowed pursuant to Santee Municipal Code Table 13.19.030A, such as park use, all development standards are established by a development review permit, minor conditional use permit or a conditional use permit. This Conditional Use Permit (P2020-2) grants the uses,

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standards, and designs envisioned by the Fanita Ranch Specific Plan for the Neighborhood Park NP-8 site.

SECTION 3: The application for Conditional Use Permit P2020-2, to establish a public neighborhood park within the Fanita Ranch Specific Plan illustrated on **Exhibit A**, is hereby approved subject to the following conditions:

- A. The Applicant shall commence design of Neighborhood Park NP-8 when it files its first Final Map within the Project. The Applicant shall prepare all necessary building, grading, landscaping and other relevant plans, reports and specifications for review and approval by the City of Santee, including any required revisions, as-built drawings or other standard documentation required for plan-check and inspection purposes.
- B. The Applicant shall submit all required City applications, forms and documents with Neighborhood Park NP-8 construction plans to the Department of Development Services, and pay all applicable fees related to the plan check, inspection and improvement of the park.
- C. The Applicant shall commence construction of the neighborhood park at the time of application of the first building permit within the project. Construction of the park shall be in substantial conformance with the approved Fanita Ranch Specific Plan and any subsequent amendments.
- D. All construction activities related to the neighborhood park shall require prior approval by the Community Services & Recreation Director and Director of Development Services, or their designee(s).
- E. The Applicant shall comply with all applicable sections of the Municipal Code, Land Development Manual and Public Works Standards of the City of Santee unless otherwise superseded by the Fanita Ranch Specific Plan or other authorization.
- F. The Applicant shall complete construction of Neighborhood Park NP-8 no later than thirty-six (36) months from commencement of construction. Following the City's acceptance of the park, the Applicant shall maintain the neighborhood park at no expense to the City for two (2) years. All maintenance shall be performed consistent with, or exceed, City standards. After the termination of this two (2) year maintenance period, the Applicant shall convey Neighborhood Park NP-8 to the City and thereafter have no maintenance obligations. The date for the completion of Neighborhood Park NP-8 may be extended by up to two (2) years with written approval of the City Manager.
- G. Neighborhood Park NP-8 shall be designed and constructed, in accordance with the Development Agreement between the City and the Applicant, to include

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publicly accessible play fields such as youth soccer, open play areas, and other amenities within the park to serve the public.

- H. The following minimum baseline amenities shall be provided, consistent with City of Santee standards except where specific sizes or other components are noted, subject to future public input into the actual park designs which may require the modification of amenities:
- i) Multi-purpose turf areas for open, unstructured play (several locations, approximately 1/4-acre minimum each), including trees for shade, strategically placed to avoid deterrence of recreational activities, but enhance passive uses.
 - ii) Two multi-purpose natural turf sports fields to support organized youth soccer (one U-12 size minimum, and one U-10 size minimum).
 - iii) Off-street, pull-through, drop-off area to accommodate sports field uses; Off-street parking lot to accommodate 10 vehicles, including parking per ADA requirements, and on-street parking to accommodate a minimum of 20 vehicles.
 - iv) Children's Play Area for younger age group, ages 2-5 (appropriately sized for a neighborhood park) equipped with age-appropriate play elements, with resilient surfacing beneath, shade structures and protective barriers, where necessary.
 - v) Shaded (tree canopy and impervious structure), picnic area to accommodate individual and group gatherings (minimum of five tables and three barbeques), one hot coals receptacle, with paved or decomposed granite surfacing.
 - vi) Central gathering space that signals the point of arrival at the park and enhanced with an identity element and/or focal point (e.g., public art, kiosk, significant landscaping with specimen tree, etc.).
 - vii) Paved pedestrian pathways, a minimum of six (6) feet in width, to interconnect park areas and amenities; Incorporate paved pathway to accommodate small children's wheeled activities, such as tricycles, skates, etc.
 - viii) Pedestrian-scaled security lighting, consistent with Chapter 5 of the Specific Plan, along primary pathways within the park, shielded as necessary to avoid glare or illumination impacts to surrounding habitat preserves.
 - ix) Two drinking fountains with jug fillers, strategically placed.
 - x) Trash and recycling receptacles, strategically placed, quantity as necessary.
 - xi) Wayfinding signage.
 - xii) Low maintenance landscaping in accordance with Chapter 5 of the Specific Plan, to enhance the park experience for users.

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- xiii) Vinyl-coated fencing where necessary to protect park users and adjacent properties from recreational activities.
- I. Park design, construction and maintenance shall be consistent with, or exceed, City standards and practice; construction documents must be reviewed and approved by the City Engineer and Director of Community Services; and park design shall undergo the City's public input process.
- J. The Applicant shall implement, to the satisfaction of the Director of Development Services, the Sustainable Santee Plan (SSP), including but not limited to:
 - i) Constructing new public park buildings and facilities to meet or exceed California Green Building Code Tier 2 Standards;
 - ii) Reducing the urban heat island effect by planting trees in all park parking lots;
 - iii) Installing energy efficient equipment, lighting, and cool roofs; and
 - iv) Installing one (1) E-Vehicle charging station if parking is provided on-site (refer to Condition H iii).
- K. The Applicant shall implement, to the satisfaction of the Director of Development Services, all environmental impact mitigation measures identified in the Fanita Ranch Final Revised EIR (SCH No. 2005061118), the CEQA Findings of Fact and Mitigation, Monitoring and Reporting Program (MMRP) within the timeframe specified in the MMRP.
- L. Minor Revisions to the Conditional Use Permit, such as changes to the conceptual site design and improvements identified in the Specific Plan, shall be approved by the Director of Development Services. Major Revisions shall be reviewed and approved by the City Council.

SECTION 4: The terms and conditions of this Conditional Use Permit (P2020-2) approval shall be binding upon the permittee and all persons, firms and corporations having an interest in the property subject to these permits and the heirs, executors, administrators, successors and assigns of each of them, including municipal corporations, public agencies and districts.

SECTION 5: In addition to all other available remedies, the City of Santee Municipal Code, Chapter 1.14, provides for the issuance of Administrative citations for Municipal Code violations. Should non-compliance with said terms and conditions of this Conditional Use Permit or any violation of the Municipal Code that includes the City's Storm Water Ordinance, the City has the right to issue administrative citations containing an assessment of civil fines for each violation and collect administrative fines for violations.

SECTION 6: Pursuant to Government Code Section 66020, the 90-day approval period in which the Applicant may protest the imposition of any fees, dedications, reservations,

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or exactions imposed pursuant to this approval, shall begin on September 23, 2020.

SECTION 7: This Conditional Use Permit (P2020-2) shall remain valid in accordance with the provisions of the Development Agreement and Vesting Tentative Map.

SECTION 8: In the event of any inconsistency between the terms and conditions contained in this Conditional Use Permit and the terms and conditions of the Development Agreement, the Development Agreement shall control.

ADOPTED by the City Council of the City of Santee, California, at a Regular Meeting thereof held this 23rd day of September, 2020, by the following roll call vote to wit:

AYES: HALL, KOVAL, MCNELIS, MINTO

NOES: HOULAHAN

ABSENT: NONE

APPROVED:



JOHN W. MINTO, MAYOR

ATTEST:

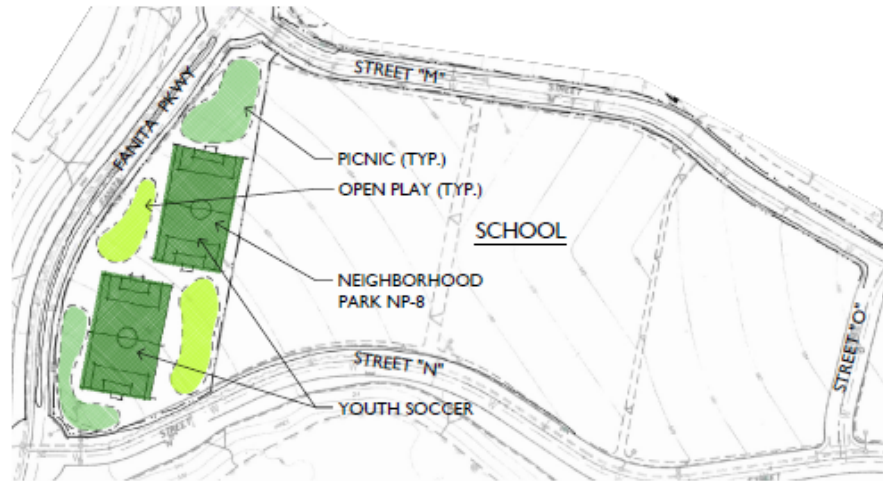


ANNETTE ORTIZ, CMC, CITY CLERK

Exhibit A: Neighborhood Park NP-8 Conceptual Plan

EXHIBIT A

Neighborhood Park NP-8 Conceptual Plan



CONCEPTUAL PLAN



NOT TO SCALE

FANITA RANCH
NEIGHBORHOOD PARK 8 (NP-8)